



ENVISION
ASHOE
2040

Envision Washoe 2040 | Planning Commission Hearing
October 16, 2023

Agenda

- I. Plan Structure
- II. Plan Process and Public Outreach



Plan Structure

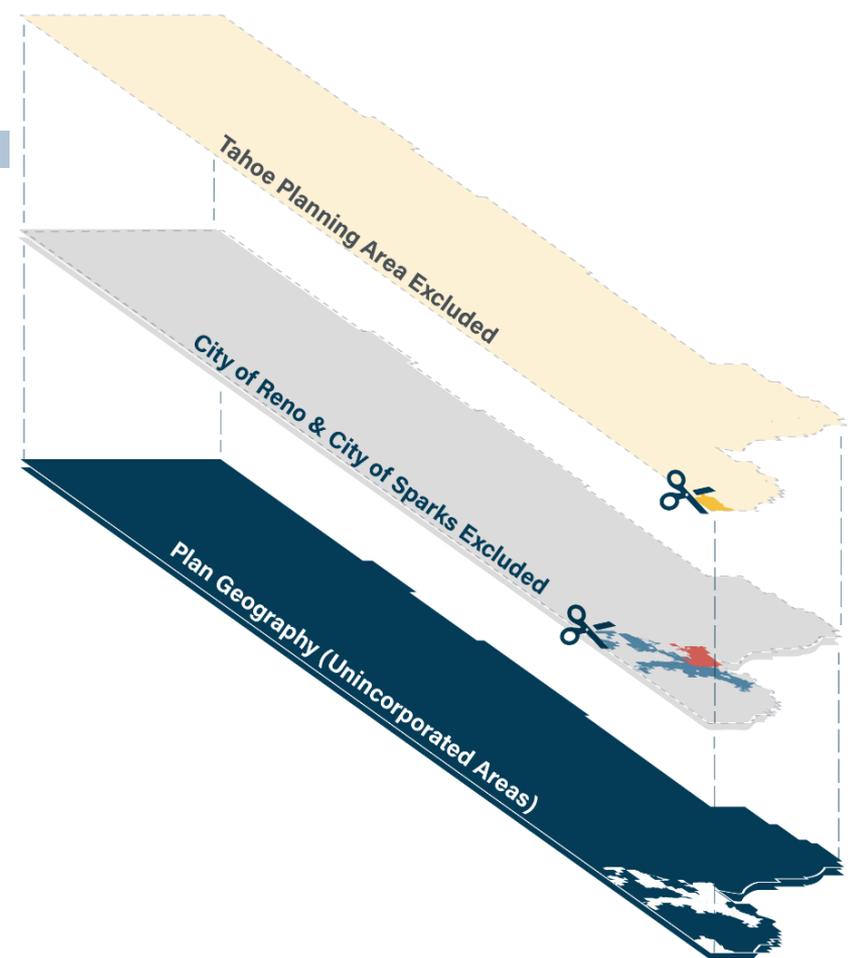
Plan Overview

A **policy document** that establishes a **long-range** framework to guide land development, environmental protection, public services, housing, transportation, and the economy within **unincorporated Washoe County**.

The master plan has a **community vision** and then guides and shapes that vision with **principles, policies, and actions** that guide community enhancements.

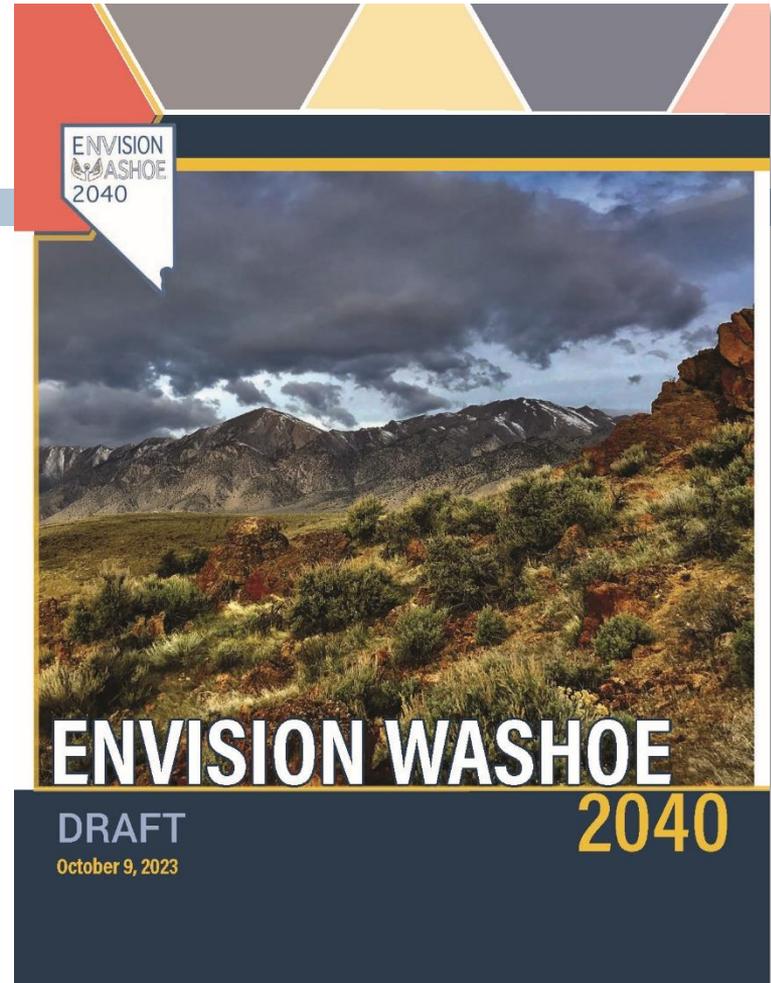
Plan Jurisdiction

- Master plan for **unincorporated Washoe County**
- Excludes areas within the municipal boundaries of Reno and Sparks
- Excludes Tahoe Planning Area



Plan Structure

- **Chapter 1 | Foundation:** What are we doing and how did we get here?
- **Chapter 2 | Vision:** Our plan for building on and maintaining community character in Washoe County
- **Chapter 3 | Implementation:** Putting the plan into action
- **Appendices**



Chapter 1 | Foundation

- I. Purpose
- II. Plan Organization
 - I. Connection to Other Plans and Documents
 - II. Plan Hierarchy
- III. Plan Process
- IV. Public Engagement
- V. What We Heard
- VI. Planning Area Description
 - a. History of Plan Development
 - b. How They Have Affected Development and Growth

01

FOUNDATION

IN THIS CHAPTER

- ▶ Purpose of the Plan
- ▶ Plan Organization
- ▶ Plan Process
- ▶ Public Engagement
- ▶ What We Heard
- ▶ Planning Area Description

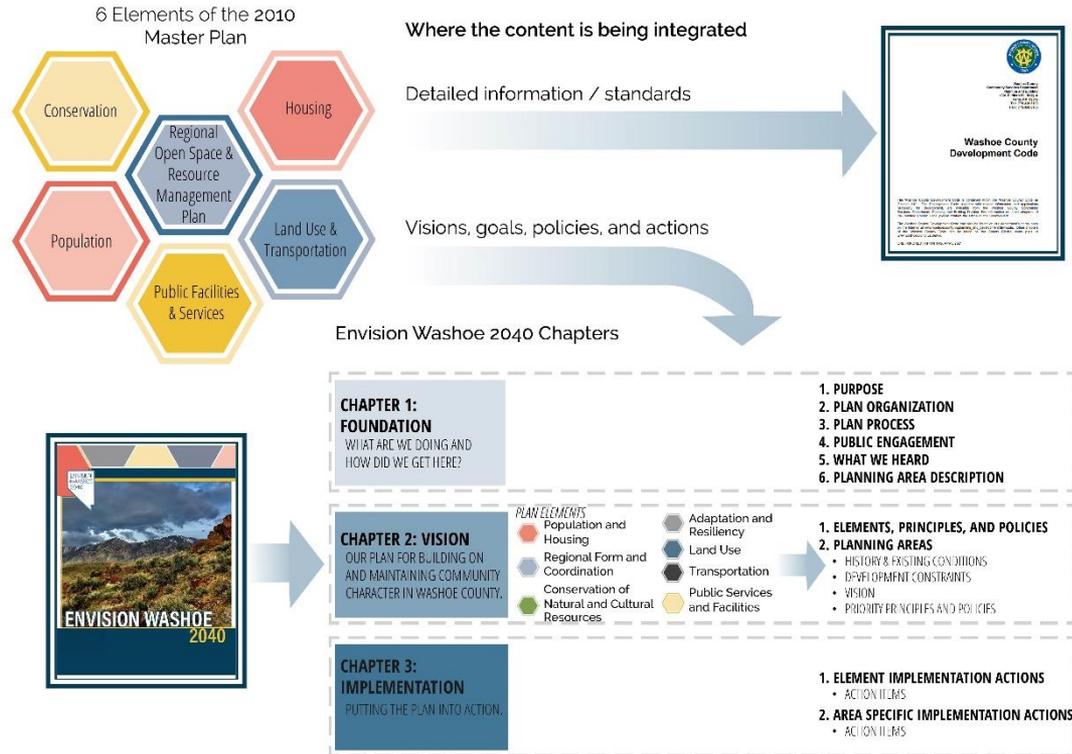
CHAPTER 1: FOUNDATION

WHAT ARE WE DOING AND
HOW DID WE GET HERE?

1. PURPOSE
2. PLAN ORGANIZATION
3. PLAN PROCESS
4. PUBLIC ENGAGEMENT
5. WHAT WE HEARD
6. PLANNING AREA DESCRIPTION

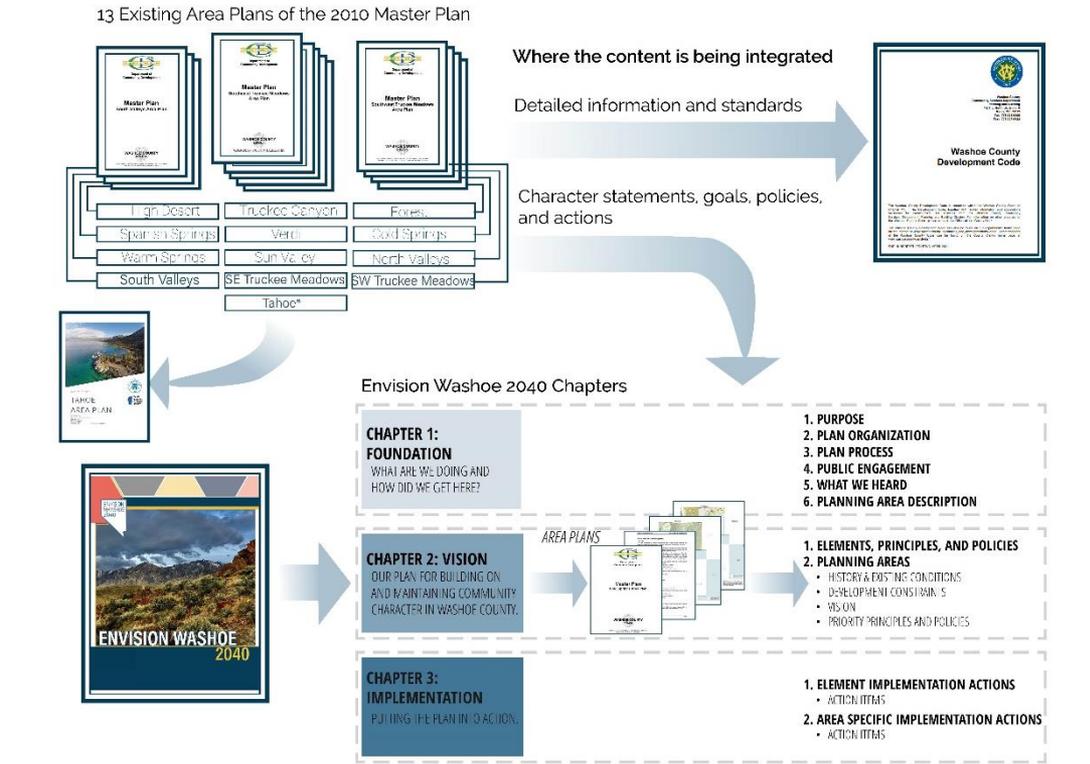
Plan Structure

- Reshuffling of Elements to build from Regional Plan
- Combine all Elements into Chapter 2 of the Master Plan
- Revision of vision, principles, policies, and actions
- Move detailed standards into development code



Planning Areas

- Previously referred to as Area Plans
- Combining all plans into Chapter 2 of the Master Plan
- Refinement of character statements, principles, policies, and actions
- Move detailed standards into development code



Chapter 2 | Vision

- I. Elements (as tiered from Regional Plan)
 - a. Population and Housing
 - b. Regional Form and Coordination
 - c. Conservation of Natural and Cultural Resources
 - d. Adaptation and Resiliency
 - e. Land Use
 - f. Transportation
 - g. Public Services and Facilities



VISION

IN THIS CHAPTER

- ▶ Vision Statement
- ▶ Plan Elements
 - Population and Housing Element
 - Regional Form and Coordination Element
 - Conservation of Natural and Cultural Resources Element
 - Adaptation and Resiliency Element
 - Land Use Element
 - Transportation Element
 - Public Facilities and Services Element
- ▶ Planning Areas
 - Cold Springs
 - Forest
 - High Desert
 - North Valleys
 - South Valleys
 - Southeast Truckee Meadows
 - Southwest Truckee Meadows
 - Spanish Springs
 - Sun Valley
 - Truckee Canyon
 - Verdi
 - Warm Springs
 - Other Planning Areas

Chapter 2 | Vision

ELEMENTS

- I. Existing Conditions
- II. Principles and Policies
 - I. Introduction
 - II. Relevant Plans (linked)
 - III. Principles & Policies

02

REGIONAL FORM AND COORDINATION ELEMENT

03

CONSERVATION OF NATURAL AND CULTURAL RESOURCES

- 3.7. Coordinate with NDOW, NDF, and USFWS as necessary when analyzing or permitting management plans, projects, and other land use actions to provide adequate avoidance, minimization, and mitigation measures to protect wildlife and natural resources within Washoe County.

NCR Principle 4. Protect and improve water resources.

- 4.1. Prioritize preservation of existing wetlands over mitigation of impacts.
- 4.2. Buffer water bodies, seeps, springs, playas, wetlands, and riparian areas from development and special use permits.
- 4.3. *Protect Critical Source Water Protection Areas.*
- 4.4. Collaborate with WRWC, TMWA, Local Governments, Tribes, and other regional partners to manage land use practices to protect the watershed and water supply sources.
- 4.5. *Continue to implement the One Truckee River Management Plan to protect the Truckee River and its tributaries and apply best practices to all stretches of the Truckee River in Washoe County.*
- 4.6. Support the use of recycled water for uses that benefit wildlife and natural habitats or multiple beneficial uses including purified water projects.
- 4.7. Ensure water importation proposals are environmentally sound as set forth in NRS 533.370(3).

NCR Principle 5. Maintain air quality at levels necessary to protect public health and welfare and improve visual clarity.

- 5.1. Support Northern Nevada Public Health (NNPH) in enhancing public education and advocacy efforts concerning air quality issues, sources, and solutions.
- 5.2. Support NNPH Air Quality Management Division in their efforts to continuously monitor air quality and mitigate identified health impacts.
- 5.3. Include air quality considerations in the development review and construction process.
- 5.4. Mitigate impacts of disturbances such as grading and tilling to future air quality.
- 5.5. Evaluate the need to develop enhanced landscaping standards to mitigate air pollution impacts.

CLICK
THE ICONS
FOR MORE
INFORMATION!



NCR 4.3

NCR 4.5

ONE TRUCKEE RIVER

One Truckee River is a coalition of public and private partners from 22 agencies working together to ensure a healthy and thriving Truckee River.

Visit their website to learn more about their efforts:
www.onetruckeeriver.org

ments on joint planning University Farms and . In these cooperative and use designation is ges to the master plan it plan.

is largely composed of rporate County being d manager in Washoe which manages 65% of and lands managed by prise 7.8% and 4.6% of y. This land ownership tively with local, state, effectively.

in federal lands are eral Lands Bill, Washoe llic Land Management eral Lands Bill may be While some lands near ed of for private sale, ould be preserved as e County will continue te in the development pdates to the Regional rporate federal lands



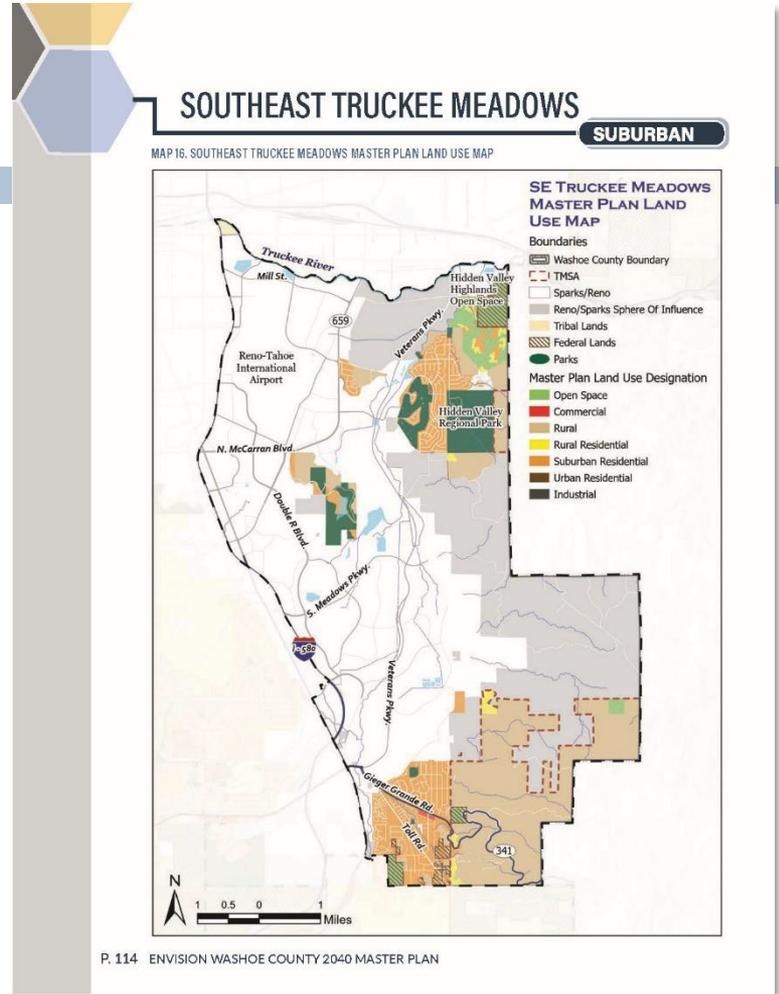
REGED LANDS IN

Chapter 2 | Vision

PLANNING AREAS

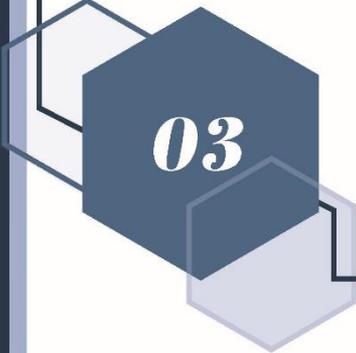
I. Master Plan Land Use Map

- Administrative boundaries
- Existing Master Plan Designations (no change from 2010 plan)
- Existing roads, parks, and open spaces



Chapter 3 | Implementation

- I. Actions for each Element
- II. Actions for Planning Areas*



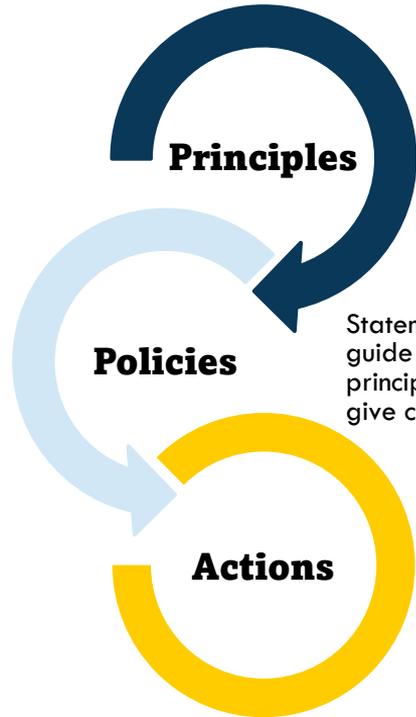
03

IMPLEMENTATION

IN THIS CHAPTER

- ▶ Element Implementation Matrix
- ▶ Area Specific Implementation Action Items

Chapter 3 | Implementation



Principles

Expressions of community ideals. They are broad directions that establish ideal future conditions toward which policies are focused.

Policies

Statements which further refine the principles and guide the County's course of action to achieve the principles. They should guide decision-making and give clear indication of intent.

Actions

Detail steps needed to implement the principles and policies.

- **Development Code Revisions**
- **Plans, Studies, & Policies**
- **Programs & Resources**
- **Capital Projects**

ELEMENT IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOCIATED PRINCIPLES & POLICIES	LEAD	PARTNERS	ANTICIPATED FUNDING SOURCE
<i>Ongoing and Immediate Action Items</i>					
Develop a Dark Skies Ordinance to minimize impacts of excess lighting while maintaining a safe level of visibility at night.	Development Code Revisions	NCR1.1; NCR1.2	Planning		\$
Review public notice practices for opportunities to increase their effectiveness.	Development Code Revisions	RFC1.1, RFC2.5 LU1.5,	Planning		\$
Develop standards and code enforcement strategies to outdoor storage areas.	Development Code Revisions	LU4.3, LU4.7	Planning	Code Enforcement	\$
Update ridgeline protection standards to mitigate development impact on scenic views.	Development Code Revisions	NCR1.1, ACR1.1	Planning		\$\$
Develop sensitive area standards to protect and mitigate development impacts to natural open space, wildlife habitat, water bodies, wetlands, and sensitive lands. Include standards for scenic viewshed protection.	Development Code Revisions	NCR1, NCR3, NCR4	Planning	Regional Parks and Open Space	\$\$
Update the Development Code to remove barriers to provision of affordable and workforce housing consistent with ongoing Washoe County Strategic planning efforts.	Development Code Revisions	PH3.1, PH3.2, PH3.3	Planning	TMRPA	\$\$\$
Conduct a development code assessment to identify barriers to affordable housing	Development Code Revisions	PH3.1, PH3.2, PH3.4	Planning	Washoe County Housing	\$
Evaluate the maximum densities and consider removing discretionary permit requirements and expand the types of housing allowed by-right in all zones where appropriate.	Development Code Revisions	PH2.1, PH3.1, PH.3.2, PH3.4, PH3.6, PH5.3	Planning	Washoe County Housing and Homeless Services	\$
Develop new methods, through zoning designations, overlays, or some other method, to encourage walkability, multi-modal transportation, and residential development near commercial uses and transportation nodes.	Development Code Revisions	PH2.1, PH3.1, PH3.5,	Planning	Washoe County Housing and Homeless Services	\$\$
Revise the accessory dwelling units section of the Development Code to expand options and reduce regulatory barriers.	Development Code Revisions	PH3.5	Planning	Washoe County Housing and Homeless Services	\$
Amend the Development Code to require an environmental review for subdivisions and development in sensitive areas.	Development Code Revisions	NCR1, NCR3, NCR4	Planning	Regional Parks and Open Space, NDOW	\$
Adopt water conservation incentives and ordinances that encourage residents to use conservation devices, low-water landscaping, and efficient irrigation.	Development Code Revisions	NCR4, LU3.2	Planning	Engineering, Building, Utilities and Maps	\$\$\$
Review and amend the development and architectural standards with the goal of reducing emissions and increasing resiliency.	Development Code Revisions	AR3	Planning		\$



Plan Process + Public Engagement

Alignment with NRS and the Regional Plan

- Structure builds from the 2019 Truckee Meadows Regional Plan structure
- Incorporates Nevada statutory elements
- References other County, State, and Regional planning efforts

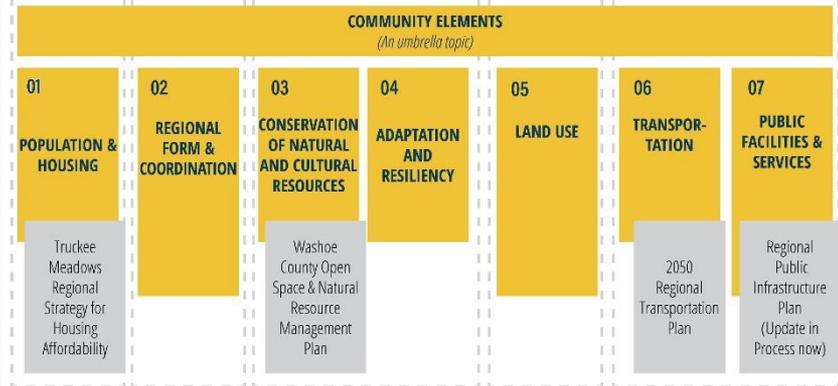
TRUCKEE MEADOWS REGIONAL PLAN



NEVADA STATUTORY ELEMENTS THAT MAY BE INCORPORATED INTO WASHOE COUNTY'S MASTER PLAN § 278.160

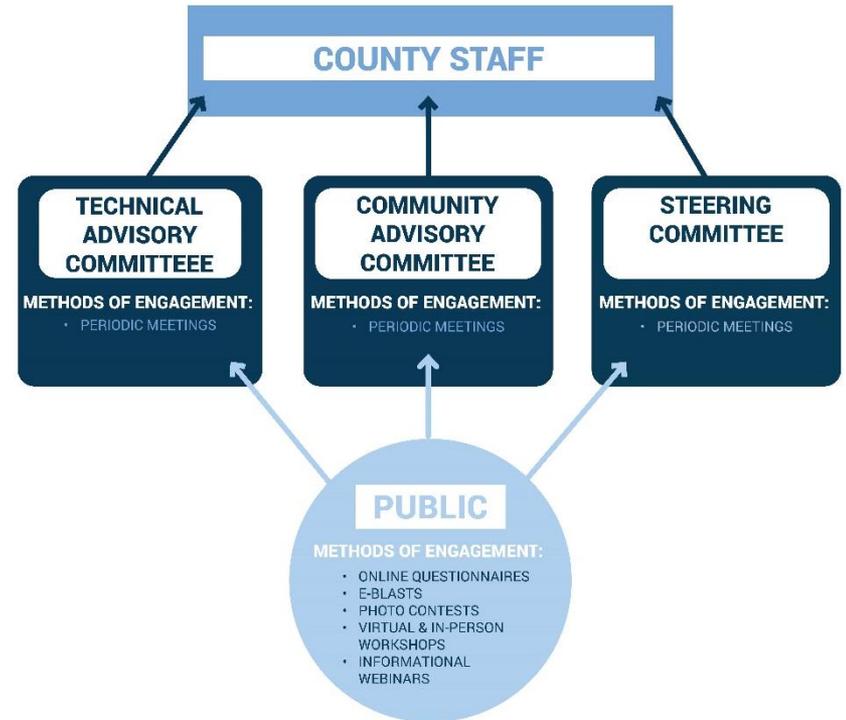


ENVISION WASHOE 2040



Public Engagement Process

- Public engagement through both in-person and online methods
- Periodic meetings with each of the three committees
- Planning Commission Updates
- Periodic CAB presentations
- Regular Agency Updates



Public Engagement - by the Numbers

Why it's Important

- Planning is fundamentally community oriented
- Sets foundation for future efforts and projects including development code updates, capital improvements

571

Questionnaire #2 Responses

120

In-Person Planning Area Comments

218

Online Planning Area Comments

1595

Planning Area Online Draft Views

16

In-Person Draft Plan Events

1706

Draft Plan Review

WASHOE COUNTY



PUBLIC ENGAGEMENT



2020 2021 2022 2023

MEETING DATES



Steering Committee Meeting (Sep)
Steering Committee Meeting (Nov)



NOTIFICATIONS
Social Media Posts



MEETING DATES

Steering Committee Meeting (Feb)
Questionnaires (Oct 2021 through Apr 2022)
Steering Committee Meeting (Oct)
Advisory Committee Meetings (Dec)
Planning Commission Update (Dec)



NOTIFICATIONS
Social Media Posts



MEETING DATES

Planning Commission Updates (Feb, Aug, Dec)
In Person Workshops (Feb)
Steering Committee Meeting (June)
Advisory Committee Meetings (June)
Questionnaires (Oct 2021 through Apr 2022 and June-Aug 2022)



NOTIFICATIONS
EBlast (November)
Social Media Posts



MEETING DATES

Advisory Committee Meetings (Feb)
Steering Committee Meeting (Feb)
Planning Commission Updates (Mar, June, Aug, Sept, Oct)
In Person Workshops (3 in Mar)
Advisory Committee Meeting (May)
Steering Committee Meeting (May)
Advisory Committee Meeting (Aug)
Steering Committee Meeting (Aug)
Virtual Meetings (April, June, Aug)
Draft Plan Outreach Series (16 in Sept)



NOTIFICATIONS
EBlast (April, June, August)

Guiding Principles & Fundamental Goals

Guiding Principles

- ✓ The update is ***Efficient***.
- ✓ The update is ***Clear***.
- ✓ The update is ***Accessible***.
- ✓ The update is ***Supported*** by a broad range of stakeholders.

Fundamental Goals

- ✓ State and Regional Conformance
- ✓ Establishes clear distinction between policy and code
- ✓ The distinctions made or implied between planning areas are real and legally defensible
- ✓ A clear bridge exists between the master plan and development review

Agency Collaboration

Why it's Important

- Provides for cross-jurisdictional coordination and communication



Draft Plan Outreach Series

- **Latino Arte and Culture's Poetry Encounters** | Teglia Paradise Park | August 5th | 11 AM – 4 PM
- **High Desert CAB** | Gerlach Community Center | August 10th | 6 PM
- **Lazy 5 Music Series** | Lazy 5 Regional Park | August 16th | 5 – 7 PM
- **Planner at Library** | South Valleys Library | August 17th | 4 – 5:45 PM
- **All County Webinar** | August 21st | 5:30 – 6:30 PM
- **Planner at Library** | Verdi Library | August 22nd | 4 – 5:30 PM
- **Planner at Library** | North Valleys Library | August 23rd | 4:30 – 6 PM
- **Sierra School of Performing Arts** | Hawkins Amphitheater | August 25th | 6:15 – 7:30 PM
- **Bowers Mansion Bluegrass Festival** | Bowers Mansion | August 26th | 9 AM – 2 PM

Draft Plan Outreach Series

- **Spanish-language Open House** | North Valleys Regional Park | August 28th | 5 – 7 PM
- **Warm Springs Community Meeting** | Regional Shooting Facility | August 30th | 6 PM
- **South of the River Open House** | South Valleys Library | August 31st | 5:30 - 7:30 PM
- **Planning Commission Open House** | Chambers Lobby County Commission | September 5th | 4 - 6 PM
- **North of the River Open House** | North Valleys Regional Park | September 6th | 4 - 6:30 PM
- **Board of Adjustment Open House** | Commission Chambers Lobby | September 7th | 12 – 1:30 PM
- **Planner at Library** | Spanish Springs Library | September 13th | 4 – 5:45 PM
- **Planning Commission Hearing** | October 16th
- **Board of County Commissioners Hearing** | November 14th
- **Board of County Commissioners 2nd Reading** | December 12th



Upcoming Public Outreach & Next Steps

Next Steps & Upcoming Events

- **Planning Commission Hearing** | October 16th
- **Board of County Commissioners Hearing** | November 14th
- **Board of County Commissioners 2nd Reading** | December 12th
- **Regional Planning Commission Conformance Review Hearing** | Early 2024